

## **Introduction To PPH Auasblick Development**

Congratulations! The fact that you're reading this means that you have shown interest in PPH Auasblick's ERFs. PPH Auasblick is a Public-Private Partnership (PPP) between The City Of Windhoek (COW) and PPH Auasblick.

The PPP is set to provide municipal services to over 270 ERFs consisting of Single Residential, General Residential, Institutional and Business ERF. This in turn will proclaim a newly serviced suburb in Windhoek in the form of Auasblick Extension 1.

The purpose of this platform is to provide you, our respected stakeholder with **all the information** that you need to secure your desired ERF and build your dream home!

The following sub-headings provide the reader with details concerning the development, procedure needed to secure your ERF, along with development/building rights related to your desired ERF.

### **Pre-Sales Agreement**

The pre-sales agreement is the binding agreement between the client and developer. It serves as the document that enables the client to reserve the ERF they've identified and stipulates the expectations & deliverables from each party.

### **Deed Of Sale**

The Deed of Sale serves as the binding agreement between the client and the COW and is the document that enables the client to transfer the identified ERF into their name or specified entity.

The Deed of Sale is signed once the developer is granted the Take Over Certificate from the COW which translates to the COW being content with the municipal services provided by the developer. The Deed Of Sale specifies the conditions of the transaction and stipulates other conditions such as (but not limited to) Cost of Transfer, Suspensive Conditions, Relevant Dates etc.

### **FIA Documents**

The Financial Intelligence Act, 13 of 2012 (FIA), came into effect 2012 with the objective of introducing measures to protect the Namibian economy against financial crime, such as money laundering and financing of illicit activities.

Populated FIA documents are required if transfer to the client's name or specified entity is to take place. Therefore for a seamless process, we highly encourage all clients that have reserved their ERFs to submit FIA documents alongside pre-sales agreement.

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## Surveyor General Diagrams

A Surveyor General Diagram is a detailed plan that shows the location, size, and boundaries of a property. The diagram is created by a licensed land surveyor and is approved by the Office of the Surveyor General.

The diagram includes information such as the location of buildings, roads, and other structures on the property as well as the location of any registered servitudes, restrictions, or conditions that may affect the property.

The Surveyor General Diagrams are used in property transactions to ensure that the property being sold matches the description provided in the diagram. Additionally, diagram provides an accurate representation of the property boundaries.

## ERF Conditions

The Erf conditions document provide specific conditions of every ERF. It stipulates ERF size, zoning, access conditions, site conditions, stormwater conditions, water & electricity conditions and electricity conditions.

## Computer Aminated Drawings (CAD)

CAD (computer-aided design) is the use of computer-based software to aid in design processes. This diagram assists your architect in developing a design that is optimized and accurate.

## Development Rights

These documents stipulate the conditions of which you are allowed to develop (build) on your ERF. It stipulates, density, use of land, developmental potential, and minimum building requirements along with minimum building value of the ERF.

## Frequently Asked Questions

### **1) Would you be able to take me to site for viewing?**

Whilst Phase 1 has been fully completed with ERF numbers attached to each ERF, construction of Phase 2 is only anticipated to start in the 1<sup>st</sup> quarter of 2024 . Thus, there is no development (roads) whereby one can go there via vehicle. There is a contour map available whereby clients can have a look at the topography of the ERF. Additionally, there is a KMZ File that provides you with the coordinates of each ERF.

### **2) Will I be able to sub-divide my ERF?**

This is something that will have to be taken up with the City of Windhoek (COW) and be dealt with a case-by-case basis. We as developers will not be able to provide you with any concrete feedback regarding this matter,

### **3) Will I be able to make a payment plan on the ERF with the developer?**

Unfortunately, this will not be possible. Once the developer has completed the suspensive conditions as stipulated in the Pre-Sales Agreement then full payment has to be made with 90 days of the COW signing the Deed of Sale. Nonetheless, we encourage our buyers to visit their bank in order to explore options.

### **4) I am an agent. What is the agent commission and how do I secure my client with your development?**

There is a 3% commission for a registered agent inclusive of VAT. In order to secure this, the agent would need to fill in their details under section 12 of the Pre-Sales agreement.

### 5) Will I need a bank guarantee?

For reservation this will not be required. However, 4 months prior to take over we will be approaching you and requesting the guarantee prior to take over being completed.

### 6) Once I secure the ERF, what is the minimum time allowed before I have to commence building?

The purchaser shall improve the property by erection of building or buildings within 2 (two) years from date of transfer. This can be found in the Deed of sale under 8.5.

### 7) What would be the minimum value that I would need to erect on my ERF?

The annexures attached in the section titled development rights stipulate the formula. Nonetheless, there is an indicative rate between 3.5-4 times the value of the ERF in the suburb of Auasblich. All erections of building would have to receive a building permit from the COW prior to commencement of construction.

- **Soil Survey – *Each homeowner to his own Geotech study for Structural investigation***
- **Full town planning certificate on property - this explains zoning, conditions on the property, servitudes etc...**
- **Services connection points**
- **Water – *CoW does house connection. Layout indicates provision for line***
- **Electricity – indicated on drw.**
- **Sewage – indicated on drw.**
- **Telecommunications – *Service provider does connection. Layout indicates provision line for MTC, Paratus and Telecom.***

## Steps To Secure Your ERF

### Step 1: Identify Available ERF

A potential buyer will have to identify an ERF they are interested in that is yet to be reserved. They would then need to move to Step 2 in order to secure ERF.

### Step 2: Securing ERF By Filling Pre-Sales Agreement & Making Deposit

In order to secure your ERF, one would then need to populate the presales agreement along with make a N\$ 50,000.00 deposit. Once this is done, your ERF is secured!

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